

PSLU Committee

From: Rory Frampton <rory@roryframpton.com>
Sent: Monday, May 20, 2019 3:24 PM
To: PSLU Committee
Subject: Dickenson Street Apartments (PSLU-19) - Powerpoint presentation
Attachments: 266 Dickenson Council PSLU-19 PPT reduced size.pdf

Per staff's request, please see attached PDF file of the Powerpoint presentation for PSLU-19.
Rory Frampton

266 Dickenson Street Apartments



PLANNING AND SUSTAINABLE LAND USE
COMMITTEE MEETING

May 21, 2019

Project Description

- 8-unit apartment building:
 - seven (7) 2-bedroom units and
 - one (1) single-bedroom unit
- Four (4) units on 1st floor, three (3) units on 2nd floor, and one (1) unit on 3rd floor
- Parking: Two (2) parking stalls per unit = 16
 - “Grasscrete” for the four (4) parking stalls fronting Dickenson Street
- Safe: Fire sprinklers in the building, perimeter fencing, building and parking/outdoor lighting and hurricane safe building construction
- Walking distance from Lahaina commercial center and employment hub

Required Permits/Approvals

- Within National Historic District triggers HRS Chapter 343: Final Environmental Assessment published in OEQC Notice on 5/8/18
- Within Special Management Area: Special Management Area Use Permit (SM1)
- Currently zoned “D-2 Duplex” and “R-2 Residential” by County of Maui: Change in Zoning to “A-2 Apartment”

Change in Zoning Criteria

(19.510.040.4, MCC)

- 1. The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;*
- 2. The proposed request is consistent with the applicable community plan land use map of the county;*
- 3. The proposed request meets the intent and purpose of the district being requested;*
- 4. The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements;*
- 5. The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and,*
- 6. If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and the United States Soil and Conservation Service.*

August 2013

Zoning Confirmation Form

7/30/2013 13:18 8888776827
COUNTY OF MAUI
DEPARTMENT OF PLANNING
RECEIVED
Kahala Pukui Building
290 South High Street
Waikaloa, Hawaii 96793

C21 ALL ISLANDS

PAGE 81/01

Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@maui.gov

ZONING AND FLOOD CONFIRMATION FORM

APPLICANT NAME Theone J. ANDRADE TELEPHONE 808 281-2438
PROJECT NAME _____ E-MAIL theone.andrade@yahoo.com
PROPERTY ADDRESS 266 Dickerson St Lahaina TAX MAP KEY II-4-6-011-011

☐ Yes ☐ No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?
If "Yes", answer questions A and B below:
A) Will it be processed under one of the consistency exceptions of Section 18.04.030(B), MCC? ☐ Yes ☒ No
If "Yes", which exception? _____
B) Provide the purpose of subdivision and the proposed land uses below: _____

NOTE: 1) Use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
2) If this will be used with a subdivision application AND if the zoning information for the subject property contains multiple State Land Use Districts, Community Plan Designations, or County Zoning, a signed and dated Land Use Designations (LUD) Map, prepared by a licensed surveyor showing all the various districts, designations, zonings, and any subdivisions, shall be submitted for review and approval.
3) If this will be used with a subdivision application AND if there are multiple State Land Use District designations, the applicant shall procure a District Boundary Interpretation from the State Land Use Commission.

STATE LAND USE DISTRICT(S) Urban
COMMUNITY PLAN DESIGNATION(S) MC Maui County
COUNTY ZONING(S) A-2 Apartment District
OTHER DESIGNATION(S)/COMMENTS NHLD - National Historic Landmark District

☐ Yes ☐ No See Additional Comments On Page Two
☐ Yes ☐ No See The Attached Land Use Designation Map

☒ Yes ☐ No (SMA) SPECIAL MANAGEMENT AREA
☐ Yes ☐ No (PH) PLANNED DEVELOPMENT
☐ Yes ☐ No (PD) PROJECT DISTRICT

FLOOD HAZARD AREA ZONE(S) N/A For Flood Zone AO, FLOOD DEPTH _____
BASE FLOOD ELEVATION(S) N/A feet mean sea level, Local Tidal Datum.
*FLOODWAY ☐ Yes ☒ No *FLOOD DEVELOPMENT PERMIT REQUIRED ☐ Yes ☒ No
* For flood hazard area zones X or XS, a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.
* For subdivisions in ALL FLOOD HAZARD AREA ZONES (including zones X or XS) that involve streams, gulches, low areas, or any type of drainage, a designation of the 100 year flood inundation limits or a drainage reserve may be required.

☒ N/A (Not Applicable)
☐ The Land Use Designations (LUD) align and a unilateral agreement is not required.
☐ The LUDs do not align and the available or proposed land uses appear to be:
☐ Consistent with a Department of ☐ Public Works / ☐ Planning unilateral agreement.
☐ Not Consistent Comments: _____

All proposed subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement (Section 18.04.030(D), Maui County Code).

For: AARON SHINMOTO, Planning Program Administrator, Zoning Administration and Enforcement Division
E:\ALL FORMS\ZAED\ZoneFisCom\ZonFisCom_Rev8-11.doc

Dec. 2016

Zoning Confirmation Form

RECEIVED
COUNTY OF MAUI
DEPARTMENT OF PLANNING
One Main Plaza Building
2200 Main Street, Suite 335
Wailuku, Hawaii 96793
DEPT. OF PLANNING
COUNTY OF MAUI



Zoning Administration and
Enforcement Division (ZAED)
Telephone: (808) 270-7253
Facsimile: (808) 270-7634
E-mail: planning@mauicounty.gov

ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME Melissa Countryman for Chris Ondatje TELEPHONE 808-640-5721

PROJECT NAME 266 Dickenson E-MAIL melann@gmail.com

PROPERTY ADDRESS 266 Dickenson TAX MAP KEY 460110110000

☒ Yes ☐ No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) ☒ Yes ☐ No Will it be processed under a consistency exemption from Section 18.04.030(B), MCC?
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) 4

B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law):
Combine 2 lots into 1 lot for construction of a new multifamily apartment building

- INSTRUCTIONS:
- 1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
 - 2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
 - 3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: ¹

STATE DISTRICT: ☒ Urban ☐ Rural ☐ Agriculture ☐ Conservation

☒ (SMA)
Special
Management Area

MAUI Growth Boundary: ☒ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries

PLAN Protected Area: ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☒ Outside Protected Areas

COMMUNITY PLAN: ² multifamily residential

COUNTY ZONING: A-2 Apartment District

OTHER/COMMENTS: National Historic Landmark District

FEMA FLOOD INFORMATION:

FLOOD HAZARD AREA ZONES ³ Zone X
& BASE FLOOD ELEVATIONS:

☐ FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH:

☐ FLOOD DEVELOPMENT PERMIT REQUIRED (Zones V, VE, A, AO, AE, AH, D, & Floodways)

☐ (PD)
Planned
Development
☐ (PH)
Project District
☐ See
Additional
Comments (Pg.2)
☐ See
Attached LUD Map

SUBDIVISION LAND USE CONSISTENCY: ☐ Not Consistent. (LUDs appear to have NO permitted uses in common).

☐ Not Applicable. (Due to processing under consistency exemption No. ☐1, ☐2, ☐3, ☐4, ☐5).

☐ Interim Zoning. (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

☐ ⁴ Consistent. (LUDs appear to have ALL permitted uses in common).

☐ ⁴ Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

☐ ⁴ Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

NOTES:

1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change in Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.

2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.

3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.

4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

(Signature) Sheila Nakagawa

12/14/16
(Date)

For: John S. Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION:¹

☒ (SMA)
Special
Management Area

STATE DISTRICT: ☒ Urban ☐ Rural ☐ Agriculture ☐ Conservation

MAUI
ISLAND Growth Boundary:² ☒ Urban ☐ Small Town ☐ Rural ☐ Planned Growth Area ☐ Outside Growth Boundaries

PLAN Protected Area:² ☐ Preservation ☐ Park ☐ Greenbelt ☐ Greenway ☐ Sensitive Land ☒ Outside Protected Areas

COMMUNITY PLAN:² multi-family Residential

COUNTY ZONING: A-2 Apartment District

OTHER/COMMENTS: National Historic Landmark District

☐ (PD)
Planned
Development
☐ (PH)
Project District

Dec. 2016 Zoning Confirmation Form
During Due Diligence -Prior to Purchase



Portion of Official County Zoning Map

Project Objective & Need

- Safe, convenient, clean, and reliable place to live within Lahaina Town.
- The housing rental market in Lahaina is fiercely competitive with limited and expensive inventory.
- Lahaina Town serves as the commercial, visitor industry, employment and residential center of the region.
- Approximately 7,444 workers commute daily into West Maui from elsewhere in the County leading to chronic traffic congestion along Honoapiilani Highway.

Project Timeline

- Draft Environmental Assessment- formal 30 day review & comment period: March 8th-April 9th
- Planning Commission Review of Draft EA: 3/27/18
- Urban Design Review Board review: 4/3/18
- Planning Director Acceptance of Final EA/FONSI: 4/20/18
- Planning Commission Public Hearing on Special Management Area Permit and Change in Zoning: 6/26/18
- **County Council review of Change in Zoning: 5/21/19**
- Planning Commission decision making on SMA Permit
- Begin construction approximately 6-9 months after the SMA permit is approved.
- Construction & improvements approximately 1-1.5 years







Lahainaluna Road

266 Dickenson
Project Site
TMK(s) (2) 4-6-011:011 & 028

Sacred Hearts School

Aloha Gas
Station

Maria Lanakila
Catholic Church

Honoapiilani Highway

Aina Nalu Lahaina
Vacation Condos

Wainee Street

Weinberg Court Apartments

30

Prison Street

Lahaina Harbor

© 2018 Google

Google Earth

Imagery Date: 7/8/2016 20°52'25.73" N 156°40'47.73" W elev 0 ft eye alt 2934 ft

Tour Guide

2007



Date: 8/5/17

Legend



266 Dickenson, proposed 8-unit apartment



Location and Surrounding Uses

Source: County of Maui (2010)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

A black and white aerial photograph of Lahaina, Hawaii, taken in 1949. The image shows a coastal town with a grid-like street pattern and numerous buildings. A large body of water is visible on the left side. A red rectangle is drawn on the land, indicating the approximate project site location under sugar cane cultivation at the time the photo was taken.

Historical Aerial Photograph: 1949
Red rectangle shows approximate project site
location under sugar cane cultivation at time
photo was taken.

Source: (<http://www.soest.hawaii.edu/coasts/erosion/mosaics.php?sArea=lahaina>)






Historical Aerial Photograph: 1960
Red rectangle show approximate location of
project site with residential dwelling at time of
photo.

Source: (<http://www.soest.hawaii.edu/coasts/erosion/mosaics.php?sArea=Iahaina>)



Date: 8/29/17

Legend

-  266 Dickenson, proposed 8-unit apartment
-  Urban State Land Use District
-  Agricultural State Land Use District



State Land Use District Map

Source: County of Maui (2010)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Date: 8/29/17



West Maui Community Plan Map

Source: County of Maui (1996)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.



Legend



266 Dickenson, proposed 8-unit apartment





Maui Island Plan Directed Growth Map



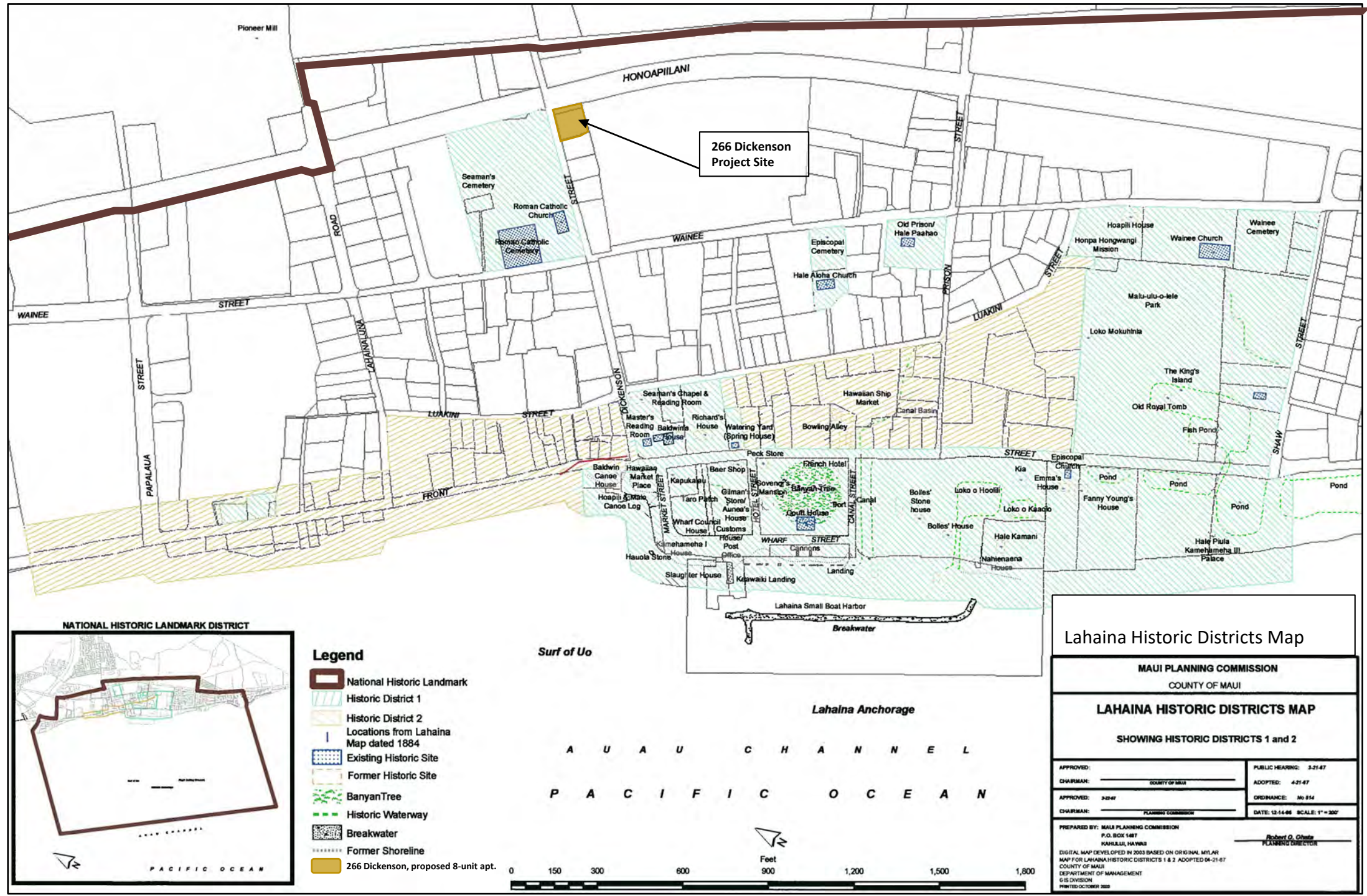
Date: 8/29/17

Legend

-  266 Dickenson, proposed 8-unit apartment
-  Special Management Area Zone



Special Management Area Map



Lahaina Historic Districts Map

MAUI PLANNING COMMISSION
COUNTY OF MAUI

LAHAINA HISTORIC DISTRICTS MAP

SHOWING HISTORIC DISTRICTS 1 and 2

APPROVED: _____	PUBLIC HEARING: 3-21-17
CHAIRMAN: _____	ADOPTED: 4-21-17
APPROVED: 3-21-17	ORDINANCE: No 854
CHAIRMAN: _____	DATE: 12-14-16 SCALE: 1" = 300'

PREPARED BY: MAUI PLANNING COMMISSION
P.O. BOX 1487
KAHALULU, HAWAII

DIGITAL MAP DEVELOPED IN 2003 BASED ON ORIGINAL MYLAR
MAP FOR LAHAINA HISTORIC DISTRICTS 1 & 2 ADOPTED 01-21-87
COUNTY OF MAUI
DEPARTMENT OF MANAGEMENT
GIS DIVISION
PRINTED OCTOBER 2003

Robert O. Chiles
PLANNING DIRECTOR



Corner of Dickenson and Honoapiʻilani Highway looking southwest



Corner of Dickenson and Honoapiʻilani Highway looking northwest



Looking makai down Dickenson Street



Corner of Property looking mauka towards Honoapiʻilani Highway



Honoapiʻilani Highway looking south towards intersection/crosswalk



SHEET INDEX

COVER SHEET
 PRELIMINARY GRADING & DRAINAGE PLAN
 FIRST FLOOR PLAN
 SECOND FLOOR PLAN
 THIRD FLOOR PLAN
 NORTH & EAST ELEVATIONS
 SOUTH & WEST ELEVATIONS

**266
 DICKENSON**

**SCHEMATIC
 DESIGN
 2018-03-01**

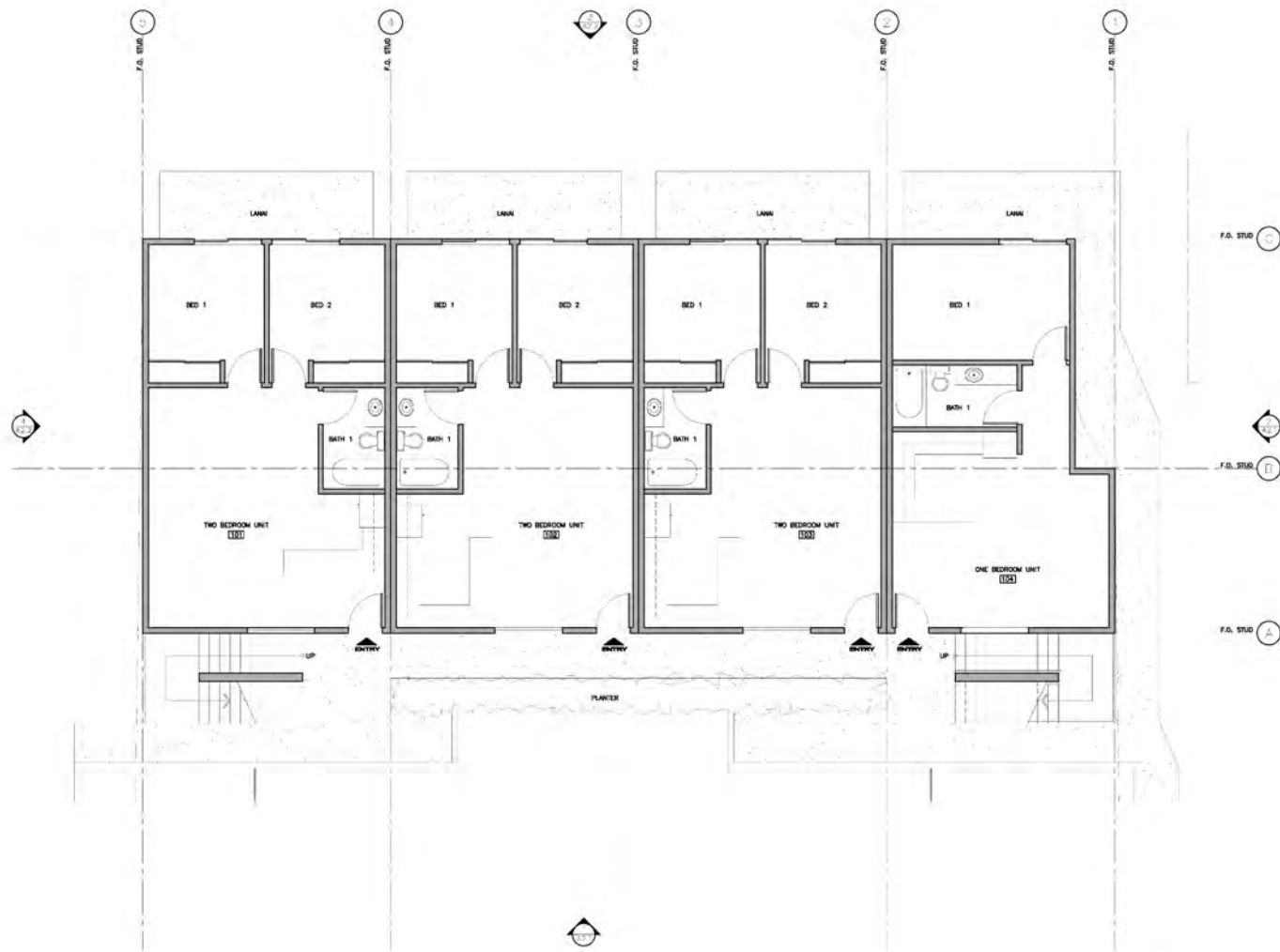
LAHANA, MALI HARRI

pili
 design+build

2070 Vineyard Street
 Wailuku HI, 96793
www.pilidesignbuild.com



[illegible]



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

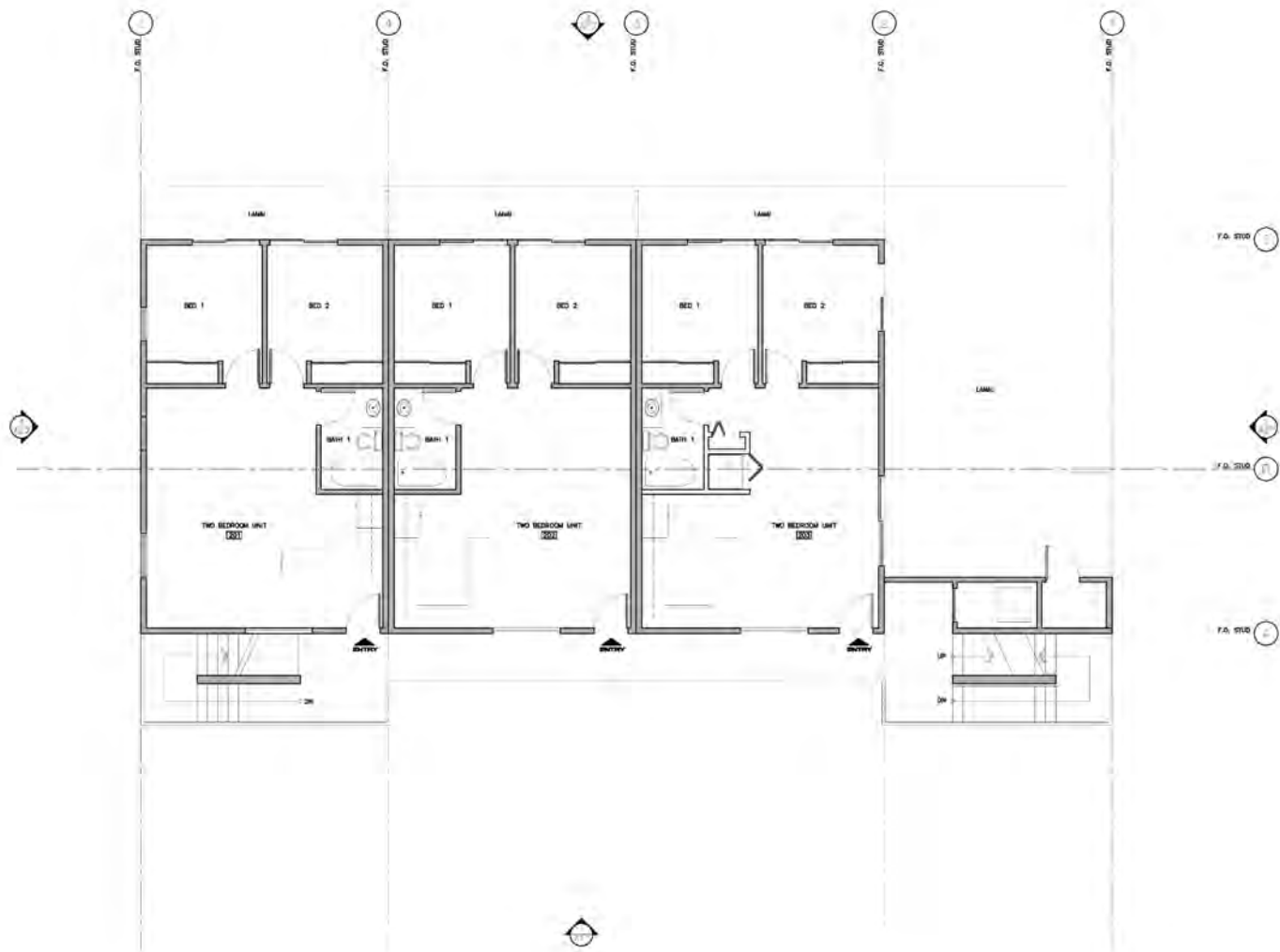
206
DICKINSON

CONCEPTUAL
DESIGN
2019-09-01

LAWYER, 1/2, 1/2, 1/2

pili
design+build

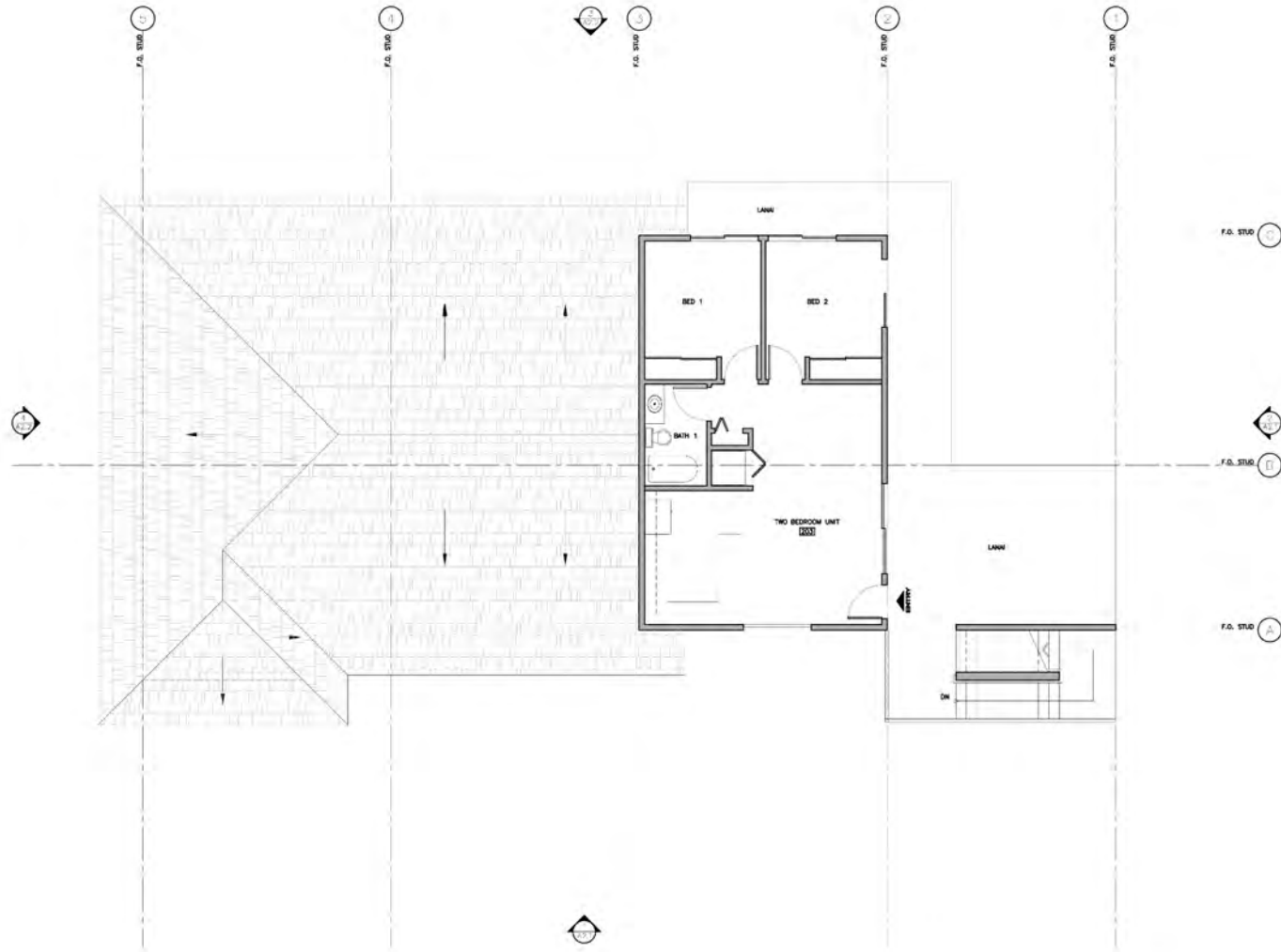
2070 Vineyard Street
Wahiuku HI, 96793
www.pilidesignbuild.com



1 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

200 DICKINSON
 COMMERCIAL
 2010-00-01
 (page 24) (sheet)

pili
 design+build
 2070 Vineyard Street
 Wahiawa, HI, 96793
 www.pilidesignbuild.com



1 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

**266
DICKINSON**

SCHEMATIC
DESIGN
2018-09-01

1/4"=1'-0", 1/4"=1'-0"

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2070 Vineyard Street
Wailuku HI, 96793
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**206
DICKENSON**

**SCHEMATIC
DESIGN**
0618-09-21

LAHANA, MAE 00906

pili
design+build
2070 Vineyard Street
Wailuku HI, 96793
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**286
DICKENSON**

SCHEMATIC
DESIGN
2018-03-21

LAHANA, MAUI HAWAII

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2070 Vineyard Street
Honolulu, HI, 96813
www.pilidesignbuild.com



Existing Conditions

Corner of Dickenson and Honoapiʻilani Highway looking southwest



Photo Simulation



Existing Conditions



Photo Simulation

Final Environmental Assessment

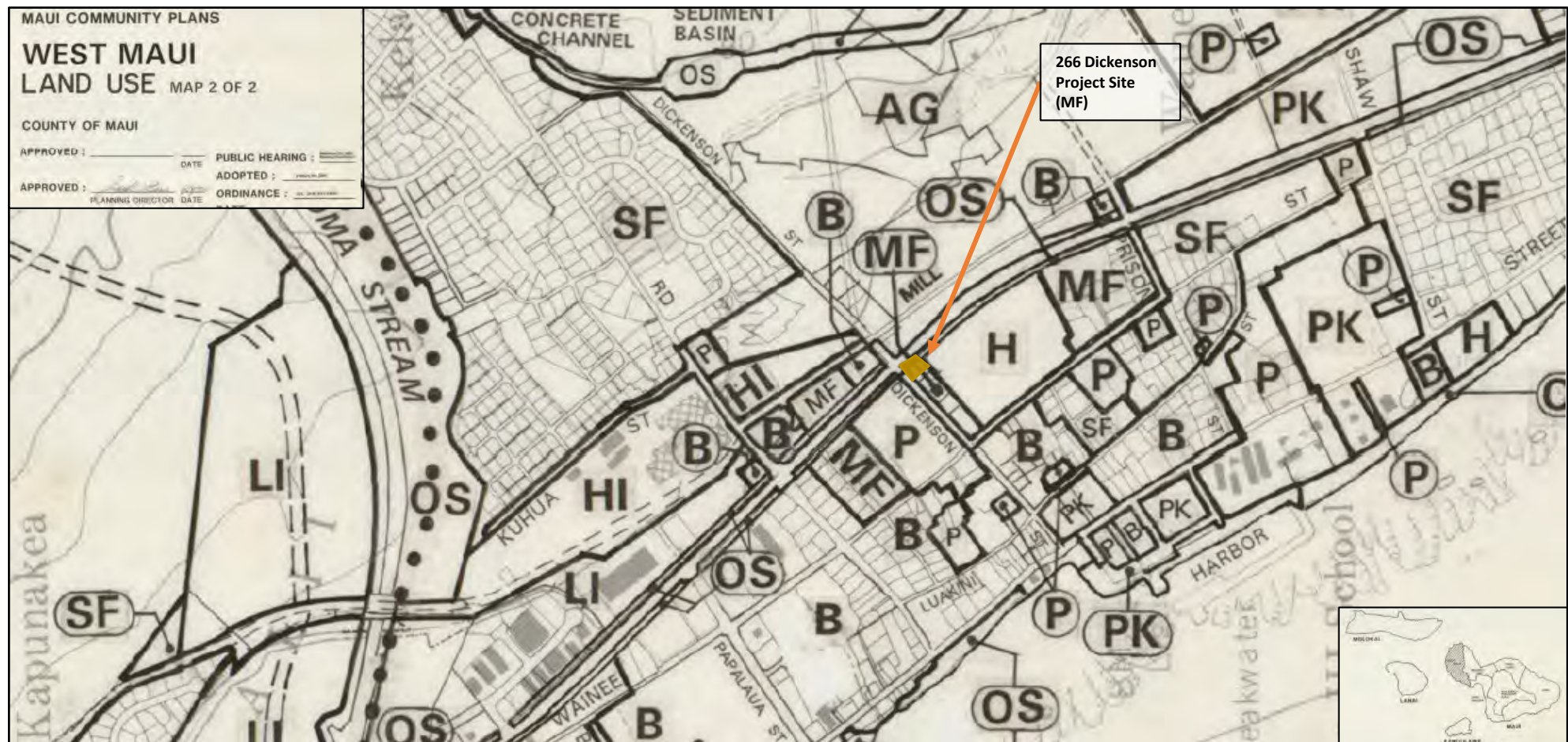
- Assessment of the impacts on the environment
- Pre-consultation with agencies and community
- Engineering and Drainage Report
- Traffic Impact Analysis
- Cultural Impact Assessment
- Analysis of Planning and Land Use policies and controls
- Response to agency and public comments

Maui Island Plan

- **Housing Goal:**
- 5.1 Maui will have safe, decent, appropriate, and affordable housing for all residents developed in a way that contributes to strong neighborhoods and a thriving island community.
 - **Housing Objectives:**
 - **5.1.1 More livable communities that provide for a mix of housing types, land uses, income levels, and age.**
- **Housing Policies:**
 - 5.1.1.a Promote livable communities (compact/walkable/bikeable, access to transit) that provide for a **mix of housing types** and land uses, including parks, open space, and recreational areas.
 - 5.1.1.b Promote planning approaches that provide a mix of multi-family and single-family housing units to expand housing choices.
- **Land Use Policies:**
- **7.3.1.a Ensure higher-density compact urban communities, infill, and redevelopment of underutilized urban lots within Urban Growth Boundaries.**

West Maui Community Plan - 1996

- **Objectives and Policies for Lahaina Town:**
- *Concentrate multifamily dwelling units around the central commercial district in the following locations:*
 - b. Toward the south end of Lahaina town along Wainee Street, generally from Lahainaluna Road to Shaw Street.*



Date: 8/29/17



West Maui Community Plan Map

Source: County of Maui (1996)

Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Final Environmental Assessment

Findings:

- “Infill” project supported by available infrastructure
- Traffic mitigation: prohibit left turns entering and exiting property
- No sensitive or unique natural, historical or cultural resources
- Strongly Supported by the Community Plan and Island Plan
- Finding of No Significant Impact (FONSI)

Change in Zoning Criteria (19.510.040.4, MCC)

1. *The proposed request meets the intent of the general plan and the objectives and policies of the community plans of the county;*
YES (Urban infill, mix of housing types, etc.)
2. *The proposed request is consistent with the applicable community plan land use map of the county;*
YES (CP Map = Multi-Family)
3. *The proposed request meets the intent and purpose of the district being requested;*
YES (A-2 intent to allow for multi-family units to be occupied on a long term residential basis)
4. *The application, if granted, would not adversely affect or interfere with public or private schools, parks, playgrounds, water systems, sewage and solid waste disposal, drainage, roadway and transportation systems, or other public requirements, conveniences and improvements;*
No adverse affects or interference (based on Final EA and agency comments)
5. *The application, if granted, would not adversely impact the social, cultural, economic, environmental, and ecological character and quality of the surrounding area; and,*
No adverse impacts (based on Final EA and agency comments)
6. *If the application change in zoning involves the establishment of an agricultural district with a minimum lot size of two acres, an agricultural feasibility study shall be required and reviewed by the Department of Agriculture and the United States Soil and Conservation Service.*
Not applicable